

**MEMPHIS/SHELBY COUNTY
COMMUNITY REDEVELOPMENT AGENCY (CRA)
APPLICATION FOR
TAX INCREMENT FINANCING ASSISTANCE**

A. Applicant

Applicant (Developer's Name)	Telephone/FAX/E-mail
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Street Address	City/State/Zip
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Applicant's IRS Number

Name and Title of Responsible Officer	Telephone/FAX/E-mail
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Street Address	City/State/Zip
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Attorney for or Authorized Representative of Applicant	Telephone/FAX/E-mail
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Street Address	City/State/Zip
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B. Development Team

List other development team participants, such as attorneys, consultants, bond counsels, architects, engineers, etc., affiliated with the applicant on this project, together with their address and telephone number.

C. Women and Minority Owned-Firms

List all the women and minority-owned firms associated with the applicant/developer or members of the development team.

D. Location and Site Plan

Provide a plan map of the boundaries and the site plan of the proposed project.

E. Project Description

Provide a description of the proposed project, including prospective tenants, project phasing, location, and purpose.

F. Site Control

List all properties needed for this project, their current ownership, their status of occupancy, and proposed method of acquisition and relocation, if necessary. State specifically whether eminent domain will be required as a means of acquisition.

G. Schedule

Provide a preliminary project implementation schedule.

H. Substantial and Significant Public Benefit

Describe the public benefit to the City of Memphis and Shelby County that will result from the development of this project and how this project furthers the goals and objectives of the CRA Workable Program.

I. Project Cost (Sources and Uses of Funds)

Provide a list of the project costs. Total project cost is defined as the cost of development, including all land, site and public infrastructure, building, site amenity, professional fees, marketing costs, and financing costs associated with the implementation of the project. Operating costs are not included. Identify the sources of funding for the project costs, including the amount of developer equity, and designate the particular costs to which the identified sources of funds are allocated.

J. Incremental Real Property Taxes

Identify the amount of current assessed value by parcel and total. Project the appraised and assessed value after redevelopment.

K. TIF Reimbursable Costs

Identify the amount of TIF assistance requested and the project costs for which reimbursement through TIF assistance is requested. Show what percent the proposed TIF assistance would be of the total overall anticipated development budget.

L. Other Public Incentives

Identify other public incentives, if any, which are being sought by the applicant/developer for this project.

M. Project Pro Forma

Provide a simple, 10-year, operating pro forma that demonstrates why TIF assistance is necessary for this project and why the amount requested is necessary.

N. Benefit/Cost Analysis

Provide a Benefit/Cost Analysis illustrating the impact of the TIF Assistance on each affected taxing district.

O. Public Infrastructure

Describe what, if any, public infrastructure improvements would be made because of this project and the costs associated with these improvements.

P. Historic Properties

Identify any national, state, or locally designated historic properties involved or impacted by the project.

Q. Relocation

Identify what, if any, commercial, residential, or other uses will need to be relocated to implement the project.

R. Financing Ability

Provide evidence that the applicant possesses financial ability to successfully implement the project.

S. Experience and Technical Ability

Provide evidence that the applicant possesses the experience and technical ability to successfully implement the project.

T. Job Creation

Estimate the total number of jobs that will be created by this project, together with a preliminary estimate of the anticipated skills, education levels, and salary ranges expected.

U. Economic Impact on Adjacent Properties

Outline how this project might act as a catalyst for nearby development and/or help stabilize adjacent neighborhoods.

V. Broad Customer Base for Commercial Uses

If this project includes commercial uses, outline the potential tenants, demonstrate how the project will either attract customers from outside the City/County or provide retail/service currently in short supply in the City/County, and discuss how the new uses might impact nearby completion.

W. Residential Projects

If this project includes residential uses, describe how it will help fulfill a significant need for diverse income housing in the City/County, and how it will impact public services of the City/County and the other taxing districts.

I hereby certify that all the information in this application is true and complete to the best of my knowledge.

Applicant's Signature

Title

Date
